

# Top Professional Services Include...

## Feature Sheets

- ✓ Feature sheets are high quality colour prints that showcase your home.
- ✓ Photos are professionally taken and make your home look the best.
- ✓ These photos are further enhanced on the computer to make your home look even better - this is what catches the attention of buyers.
- ✓ Virtual tour of your home provides full coverage of your home!



## Negotiations

- ✓ Experienced licensed realtor reviews & negotiates PRIVATE & MLS offers for you.
- ✓ Roland's has an upper hand when negotiating offers as Roland is a Broker, opposed to just a Salesperson, and Roland holds a Market Value Appraisers (MVA) designation.
- ✓ As a Broker and holding an MVA, my arguments on the value of your home carry more clout, and I get less resistance from buyers and buyer agents when negotiating.

## Professional Signage

- ✓ Roland only uses professional signs that you would be proud to have on your lawn.
- ✓ Wooden posts are used as they give more character and sophistication to your home.
- ✓ Signs are installed and removed by professional sign installers.
- ✓ Many contact numbers are clearly marked on Roland's signs, including Roland's website that has your complete home info & top quality photos on it.



## Marketing

- ✓ Roland is the best at understanding your upgrades, improvements, invested money and value in your home.
- ✓ Roland puts together a compelling information package of your home, listing your improvements, upgrades, value, and benefits.
- ✓ This package is used to help convince buyers & agents to why your home is worth what you, the Seller, want.
- ✓ Roland ensures that your home is properly presented in it's best light!
- ✓ Entice Buyer agents! Roland believes in compensating Buyer agents for good buyers!

## More Services

- ✓ All appointments for agents are handled by our office and secretaries.
- ✓ Roland's office is open from 9 am to 9 pm for maximum service, plus an after hours service that works 24/7 to take phone calls and book appointments.
- ✓ Your listing is shared with many other Brokerages to further advertise your home through net-working.
- ✓ Your home listed for sale on MLS®, and Realtor.ca® and MLS.ca®.
- ✓ If a private buyer buys your home, there is no additional commission.
- ✓ Buyers are qualified up-front.
- ✓ Free consultation & market evaluation.
- ✓ Roland handles all the paperwork right up to the final sale of the property.
- ✓ Roland is a member on three different real estate boards (Toronto - GTA, Milton, Oakville, Burlington & Hamilton, Kitchener, Waterloo, etc), resulting in the highest exposure of your property to buyers and agents.
- ✓ Ability for you to save tens of thousands of dollars on one single transaction!
- ✓ Roland invites other agents to further advertise your property.

# Savings!

**Seller Saved:** \$43,800.00  
NO Buyer Agent

**Seller Saved another:** \$26,300.00  
Roland only charged 1% commission

**Total Savings for Seller:** \$70,100.00



Sold \$1,550,000  
45 Cuthbert Cres

**Seller Saved:** \$19,200.00  
NO Buyer Agent

**Seller Saved another:** \$10,200.00  
Roland only charged 1% commission

**Total Savings for Seller:** \$29,400.00



Sold \$680,000  
3418 Clayton Rd

**Seller Saved:** \$12,000.00  
NO Buyer Agent

**Seller Saved another:** \$6,400.00  
Roland only charged 1% commission

**Total Savings for Seller:** \$18,400.00



Sold \$423,000  
7905 Bayview Ave

**Seller Saved:** \$12,000.00  
NO Buyer Agent

**Seller Saved another:** \$7,200.00  
Roland only charged 1% commission

**Total Savings for Seller:** \$19,200.00



Sold \$535,000  
91 Simpson Ave

# About Roland



Roland Hack, Broker and Market Value Appraiser at Sutton Group-Admiral Realty and creator of some of the most cost saving plans, **specializes** in helping home owners **sell** their homes. An in-demand listing & selling Broker, Roland began helping his first clients sell in 1996, eventually becoming the go-to **EXPERT** in home selling.

Also, Roland is a family man who genuinely cares about your family & understands that you only want the best for them. ***“Caring for your family’s best interests is something that I genuinely believe in and live by.”***

Roland uses key selling techniques to sell homes fast & for the most, while at the same time, providing a fair commission structure and bonuses to help those Sellers with their expenses.

Roland’s specialty is working with high end homes and wealthy home owners. ***“Some of my clients are worth millions, and they expect the highest level of professional service - these clients include investors, doctors, and lawyers of the highest calibre.”***

Roland also works with home owners who need financial help. Roland advances funds to Sellers to help them carry their mortgage, credit lines and credit cards, until closing. ***“There are many good people who fell on hard times and cannot carry their home until it sells and closes. These Sellers must sell to free up their equity, and until that happens, I financially assist them.”***

Roland advances funds for necessary renovations on your home, so you get the highest sale price out of your property. Roland hires & manages these trustworthy & affordable trades so everything is seamlessly taken care of, so you don’t have too. ***“Some Sellers don’t have access to funds to make their home “shine” on the market - I help them accomplish that.”***

***“I provide services that no other Realtor offers - the best commission & bonus structure for you! My client’s receives real value for their money from a true SELLING EXPERT. Call me to get the process started.”***



# List Your Home for 1%<sup>†</sup>

## Save Money with Roland's Real Estate Services.

Roland Hack, Broker  
Helping Sellers Sell since 1996

### Plans

SELLING? List for 1%<sup>†</sup>

Roland's free STAGING Help<sup>†</sup>

Roland PAYS your mortgage<sup>†</sup>

Roland PAYS to renovate<sup>†</sup>

**Roland is the go-to-EXPERT to get your home SOLD!**

As you see, no other agent compares to Roland's selling plans and incredibly low commission.

And remember... If a private buyer buys your home, Roland charges NO commission for that Buyer!<sup>†</sup>

Roland is the **BEST SOLUTION** to help you sell your home.

"Call now to get things moving."

Cell: 416-543-7348

[SaveWhenSelling.ca](http://SaveWhenSelling.ca)

Office: 905-848-1313 or 416-236-6000

<sup>†</sup>Contact Roland for details & conditions that apply. Not intended to induce breach of contract of buyers or sellers. This offer is solely made by Broker Roland Hack of Sutton Group-Admiral Realty Inc., Brokerage & no other licensees. Independently owned & operated.

